

## **AGENDA**

Planning and Zoning Commission Regular Meeting\*
Tuesday, November 1, 2016, at 6:00 P.M.
City Hall Council Chamber
201 E. Walnut

#### Call to Order

**ITEM 1:** Administer Statement of Appointed Official and Oath of Office to Eddie Allen, Curtis Creswell, Chairman Davey Edwards and Vice-Chairman Cecil LeMond.

**ITEM 2:** Consider and take appropriate action regarding approval of the following:

a. Planning and Zoning Commission Meeting Minutes, September 6, 2016.

b. City Council and Planning and Zoning Commission Joint Workshop Meeting Minutes, September 12, 2016.

## **Public Hearing Items:**

RP2016-04 Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-04—Amir Alwani's request, on behalf of Al-Wani Real Estate, to final plat Lot 1R, Block 3, Sunset Hill Addition, being 0.978 acres and a replat of Lots 10-12, Block 2; all of Lots 1-2, part of Lots 3, 4, 22, 23, and 24, Block 3 and part of Guinn Avenue as closed by City Ordinance No. 3-60 (June 7, 1960) and part of the alley lying in said Blocks 2 and 3 as closed by City Ordinance, and more commonly referred to as 200 N US Hwy 81-287, Decatur, Texas. A complete legal description is found on the plat exhibit in the staff report. (Tabled to the December 6, 2016, Planning & Zoning Meeting. Application will need to be tabled due to boundary dispute.)

ITEM 4: RP2016-05 Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-05—Harold Ballard's request, on behalf of Tiffany Leeann Woskowicz, to final plat Lots 1R, 2R & 3R, Block A, Fairview Estates East, being a replat of Lot 1, Block A, Fairview Estates East, in the Extraterritorial Jurisdiction (ETJ) of the City of Decatur, Wise County, Texas. (Plat was previously approved by the City Council on September 12, 2016. However, the surveyor discovered a Devon gas line easement and a Texas Electric Service Co. electric utility line easement; neither easements were reflected on the original replat submittal. (RP2016-02))

# Non Public Hearing Items:

**PP2016-04** Commission to hear and consider and take action to make a recommendation to City Council regarding Preliminary Plat Application 2016-04—Pastor Ron Fox's request, on behalf of Cornerstone Baptist Church, to preliminary plat Lot 1, Block 1, Cornerstone Baptist Church Addition, being a 12.05-acre tract in the David Moses Survey, Abstract No. 537, Wise County, Texas. A complete legal description is found on the plat exhibit in the staff report.

**ITEM 6: FP2016-05** Commission to hear and consider and take action to make a recommendation to City Council regarding Final Plat Application 2016-05—Pastor Ron Fox's request, on behalf of Cornerstone Baptist Church, to final plat Lot 1, Block 1, Cornerstone Baptist Church Addition, being a 12.05-acre tract in the

David Moses Survey, Abstract No. 537, Wise County, Texas. A complete legal description is found on the plat exhibit in the staff report.

**ITEM 7:** New and/or future business items.

# **Adjournment**

Prepared and posted this the 28<sup>th</sup> day of October, 2016, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP Planning and Development Director

#### **MINUTES**

A regular called meeting of the City of Decatur Planning and Zoning Commission was held at 6:00 p.m., Tuesday, September 6, 2016, in City Hall Council Chambers with the following in attendance:

#### **MEMBERS PRESENT:**

John Lainer

MEMBER ABSENT:

William D. Edwards, Chairman Eileen Standridge Curtis Creswell Terry Berube Eddie Allen Cecil LeMond, Vice-Chairman

OTHERS PRESENT: Planning and Development Director Dedra Ragland, Legal Counsel Patricia Adams and Development Services Coordinator Codi Delcambre, representing the staff; and Kerry Graham and Mickey McMaster representing the applicants.

Chairman Edwards called the meeting to order at 6:00 p.m.

**ITEM 1:** Consider and take appropriate action regarding approval of August 16, 2016, Planning and Zoning Commission Meeting Minutes:

Commissioner Berube made a motion approve the Minutes for August 16, 2016. Commissioner Standridge seconded the motion. The motion passed 5-0, Vice-Chairman Lemond absent.

**ITEM 2:** RP2016-02 Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-02—Harold Ballard's request, on behalf of Tiffany Leeann Waskowicz, to final plat Lots 1R, 2R & 3R, Block A, Fairview Estates East, being a replat of Lot 1, Block A, Fairview Estates East, in the Extraterritorial Jurisdiction (ETJ) of the City of Decatur, Wise County, Texas. (Item previously tabled from the August 2, 2016 and August 16, 2016, Planning and Zoning Commission Meetings.)

Planning Director Ragland presented the staff report. Staff recommends conditional approval pending the Commissioners' Court approval of two variance requests: drainage study and minimum lot width along Right-of-Way frontage.

Commissioner Berube made a motion to recommend approval of Replat Application 2016-02 subject to Commissioners' Court approval of the variance requests for drainage study and the minimum lot width requirement along Right-of-Way frontage. Commissioner Allen seconded the motion. The motion passed 5-0, Vice-Chairman Lemond absent.

Chairman Edwards recused himself and left the chamber.

**A2016-01** Commission to hear and consider and take action to make a recommendation to City Council regarding Annexation Petition and Application 2016-01—Daniel Cocanougher's request, on behalf of Cocanougher Family Management, LLC; Wise Asset Property Decatur, LTD; Darla Wooten; Allee Moulder; the Estate of Deborah Lynn Bridges; and Marie Sue Murray to voluntarily annex (and subsequently update the land use map to commercial and zone to C-2 or Thoroughfare Business)

approximately 168.8 acres and approximately 27 acres of US Hwy 81/287 (TxDOT Right-of-Way) into the corporate limits of the City of Decatur, Texas. The property to be annexed is generally located northwest and southwest of US Hwy 81/287, south of Carson Drive and west of US Hwy 81/287 Business, and including US Hwy 81/287 where adjacent to the current city limits and to the tracts to be annexed in Decatur's southeastern extraterritorial jurisdiction (ETJ). A complete legal description of the property can be obtained from the Planning and Development Services Department.

Planning Director Ragland presented the staff report. Staff recommends approval.

Commissioner Allen made a motion to recommend approval of Annexation Petition and Application 2016-01. Commissioner Berude seconded the motion. The motion passed 5-0, Chairman Edwards recused and Vice-Chairman Lemond absent.

ITEM 4:

**CP2016-02** Commission to hear and consider and take action to make a recommendation to City Council regarding Comprehensive Plan Amendment Application 2016-02—Daniel Cocanougher's request, on behalf of Cocanougher Family Management, LLC; Wise Asset Property Decatur, LTD; Darla Wooten; Allee Moulder; the Estate of Deborah Lynn Bridges; and Marie Sue Murray to update the land use map to a Commercial (COM) land use designation on approximately 168.8 acres and approximately 27 acres of US Hwy 81/287 (TxDOT Right-of-Way) immediately upon annexation into the corporate limits of the City of Decatur, Texas. The property is generally located northwest and southwest of US Hwy 81/287, south of Carson Drive and west of US Hwy 81/287 Business, and including US Hwy 81/287 where adjacent to the current city limits and to the tracts to be annexed in Decatur's southeastern extraterritorial jurisdiction (ETJ). A complete legal description of the property can be obtained from the Planning and Development Services Department.

Planning Director Ragland presented the staff report. Staff recommends approval.

Commissioner Berude made a motion to recommend approval of Comprehensive Plan Amendment Application 2016-02. Commissioner Creswell seconded the motion. The motion passed 5-0, Chairman Edwards recused and Vice-Chairman Lemond absent.

**ITEM 5:** 

**ZC2016-04** Commission to hear and consider and take action to make a recommendation to City Council regarding Zoning Change Application 2016-04—Daniel Cocanougher's request, on behalf of Cocanougher Family Management, LLC; Wise Asset Property Decatur, LTD; Darla Wooten; Allee Moulder; the Estate of Deborah Lynn Bridges; and Marie Sue Murray to zone approximately 168.8 acres and approximately 27 acres of US Hwy 81/287 (TxDOT Right-of-Way) to a Commercial Zoning Designation immediately upon annexation into the corporate limits of the City of Decatur, Texas. The property is generally located northwest and southwest of US Hwy 81/287, south of Carson Drive and west of US Hwy 81/287 Business, and including US Hwy 81/287 where adjacent to the current city limits and to the tracts to be annexed in Decatur's southeastern extraterritorial jurisdiction (ETJ). A complete legal description of the property can be obtained from the Planning and Development Services Department.

Planning Director Ragland presented the staff report. Staff recommends approval.

Commissioner Allen made a motion to recommend approval of Zoning Change Application 2016-04. Commissioner Berube seconded the motion. The motion passed 5-0, Chairman Edwards recused and Vice-Chairman Lemond absent.

Chairman Edwards returned to the meeting.

ITEM 6:	New and/or future business items: a. Joint Workshop with City Council, September 12, 2016.	
The meetir	ng adjourned at 6:22 p.m.	
ATTEST:		William D. Edwards, Chairman
Dedra Denée	e Ragland, Planning Director	<del>_</del>

# MINUTES JOINT WORKSHOP CITY COUNCIL

#### &

#### PLANNING AND ZONING COMMISSION

A Joint City Council and Planning and Zoning Commission Workshop was held at 5:30 p.m. on September 12, 2016, at City Hall with the following in attendance:

#### **MEMBERS PRESENT:**

#### **City Council Members**

Margaret Doubrava

Honorable Martin Woodruff, Mayor Randy Bowker Cary Bohn Susan Cocanougher Mike McQuiston Dr. Carmelina Holloway

#### **Planning and Zoning Commissioners**

Cecil LeMond, Vice Chairman Eileen Standridge Curtis Creswell Terry Berube John Lanier

#### **MEMBERS ABSENT:**

William D. Edwards, Chairman Eddie Allen

Others present: City Manager Brett Shannon; Planning Director Dedra Ragland; City Secretary Diane Cockrell; Development Review Coordinator Codi Delcambre; GIS Analyst Ford McElroy; City Attorney Mason Woodruff; Legal Consultant Patricia Adams; Public Works Director Greg Hall and Finance Director Mike Erwin.

Mayor Lambert called the City Council Joint Workshop to order at 5:31 p.m.

Vice Chairman LeMond called the Planning & Zoning Commission Joint Workshop to order at 5:31 p.m.

**ITEM 1:** 

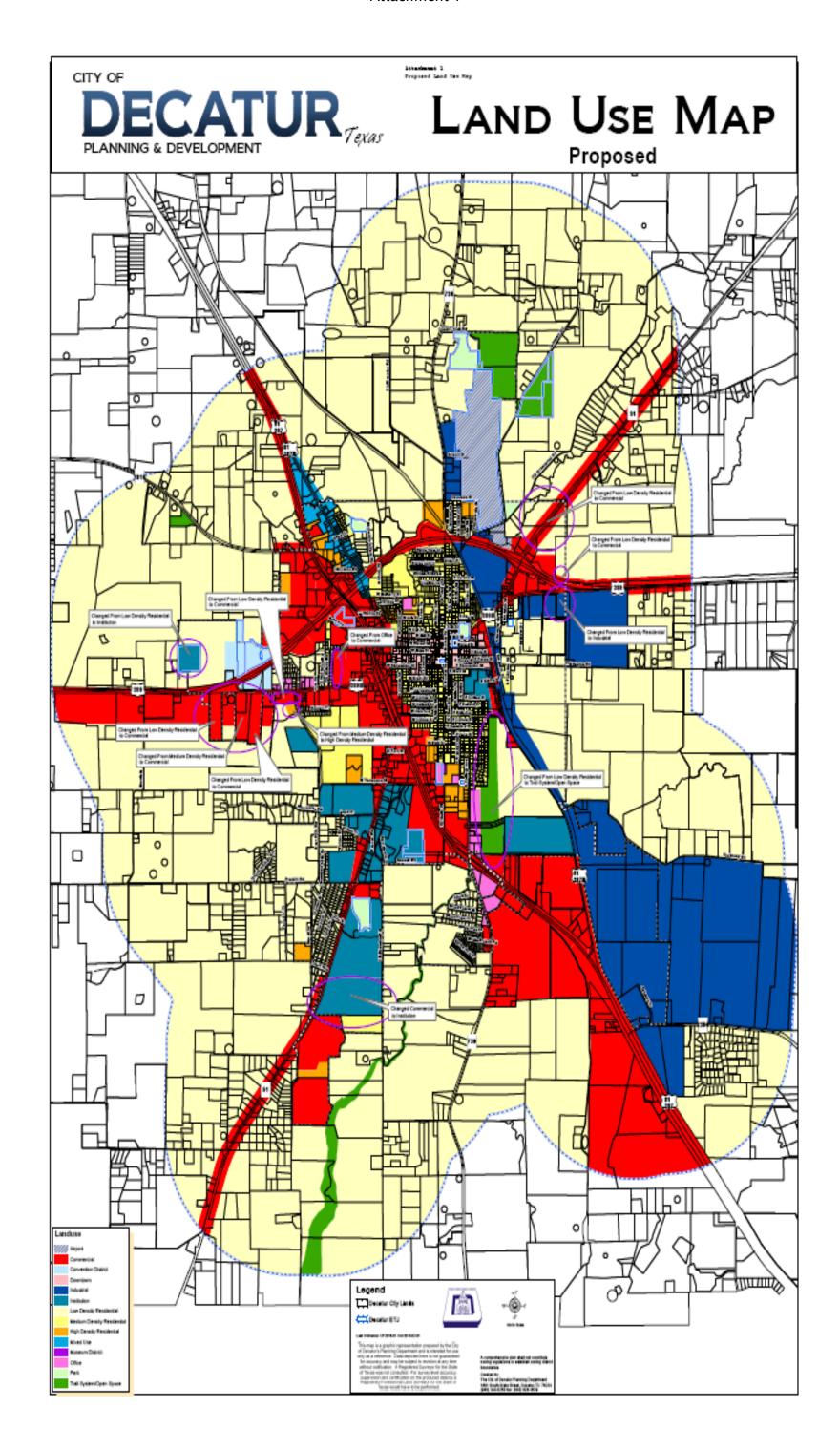
HEAR, DISCUSS AND GIVE STAFF DIRECTION REGARDING THE PROPOSED AMENDMENTS TO THE CITY OF DECATUR'S LONG RANGE MASTER PLAN (LRMP) FUTURE LAND USES OF CERTAIN TRACTS OF LAND INSIDE THE CITY LIMITS AND EXTENDING THE LAND USE DESIGNATIONS TO THE EXTRATERRITORIAL JURISDICTION (ETJ).

Planning Director Ragland thanked everyone for coming and taking time out of their busy schedules to discuss and give staff direction on the proposed amendments to the City of Decatur Long Range Master Plan (LRMP) Future Land Uses of certain tracts of land in the City Limits.

Planning Director Ragland went over the proposed changes to the Land Use Map. (See Attachment 1). City Council and the Planning and Zoning Commission agreed with the proposed changes and directed staff to move forward with the proposed amendments.

Planning Director Ragland stated that she received a letter from Mr. Sipes concerning his mother's property located at the corner of Hale Avenue and Perrin Street. She stated that Mr. Sipes would like the City Council and the Planning and Zoning Commission to consider changing the Land Use on Hall Avenue from Trenchard Street to US Hwy 81/287 Business, from Medium Density Residential (MDR) to Commercial (COM) or Mixed-Use (MU). Planning Director Ragland stated that a Mixed-Use designation along Hale Avenue was a more desirable solution because it would allow for commercial and residential uses to co-exist. The City Council and the Planning and Zoning Commission members discussed a Mixed-Use Land Use Designation along Hale Street. Several Council and Planning and Zoning Commission members suggested that staff consider expanding the Hale Avenue corridor to include Collins to the north and Collum to the south. The City Council and the Planning and Zoning Commission both agreed that the direction that staff was heading regarding Mixed-Use was appropriate. They further directed staff to meet with Hale Avenue residents to ensure the proposed Mixed-Use Land Use Designation was agreeable.

The workshop adjourned at 6:10 p.m.	
ATTEST:	William D. Edwards, Vice Chairman
Dedra Denée Ragland, Planning Director	



## STAFF REPORT

November 1, 2016 - Planning & Zoning Commission Meeting

TO: **Planning & Zoning Commissioners CASE:** RP2016-05

**APPLICANT: Harold Ballard** FROM: Dedra D. Ragland, AICP, Planning Director

**DATE: October 28, 2016 REQUEST: Replat Application** 

#### **Case Notes:**

Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-05—Harold Ballard's request, on behalf of Tiffany Leeann Woskowicz, to final plat Lots 1R, 2R & 3R, Block A, Fairview Estates East, being a replat of Lot 1, Block A, Fairview Estates East, in the Extraterritorial Jurisdiction (ETJ) of the City of Decatur, Wise County, Texas. (Plat was previously approved by the City Council on September 12, 2016. However, surveyor has discovered a Devon gas line easement and a Texas Electric Service Co. electric utility line easement; neither were reflected on the original replat submittal. (RP2016-02))

#### **Legality:**

This property can be legally platted in accordance with Section 212 of the Texas Local Government Code.

#### **Issues:**

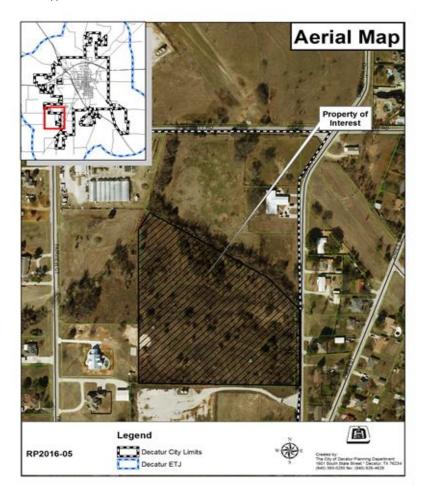
None.

#### **Recommendation:**

The plat meets the minimum requirements of the City of Decatur's Zoning Ordinance, Subdivision Regulations and the Design Standards. Staff recommends approval.

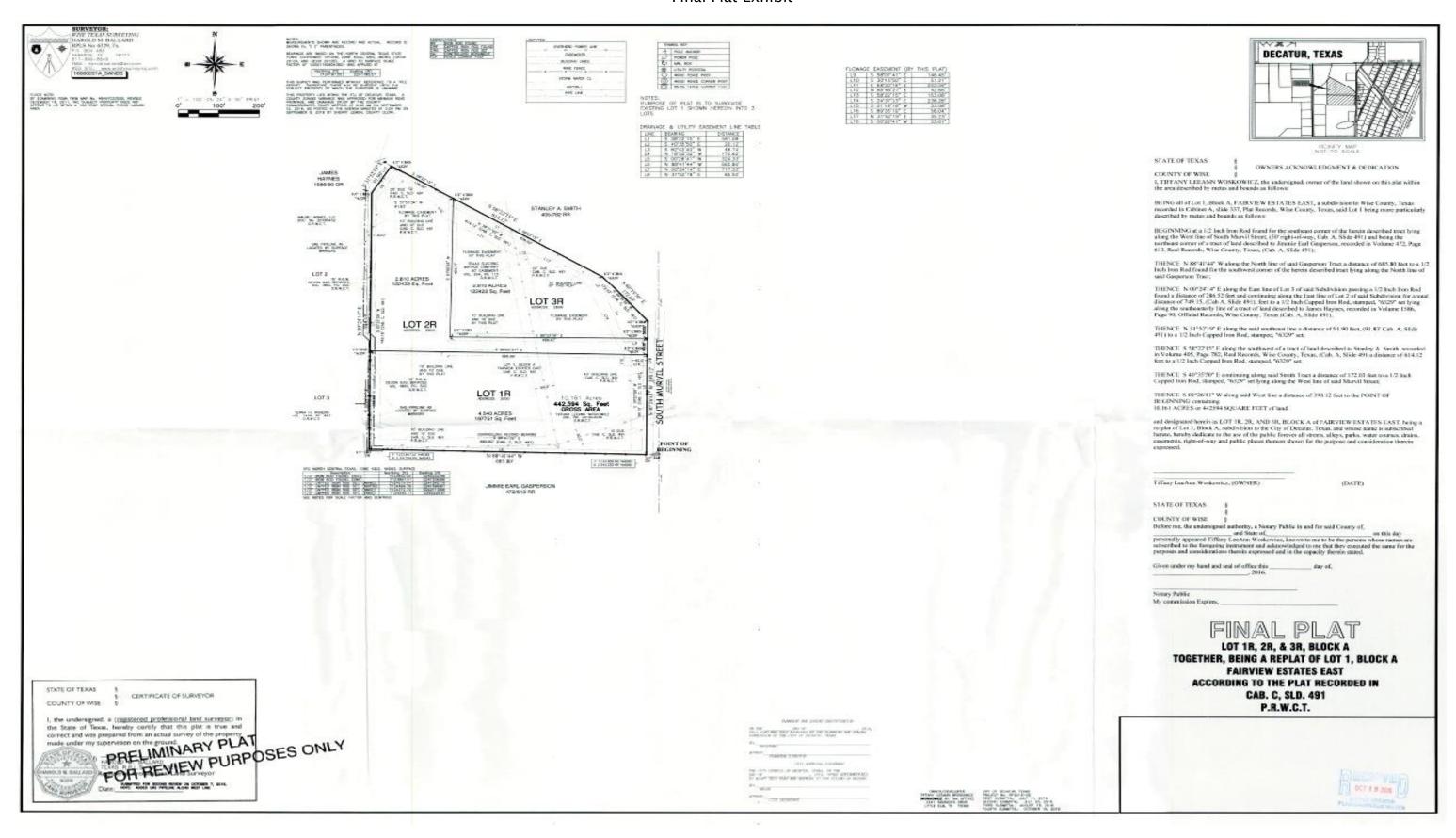
#### **Attachment:**

- 1. Final Plat Exhibit
- 2. Replat, Approved September 12, 2016
- 3. Original Plat Exhibit

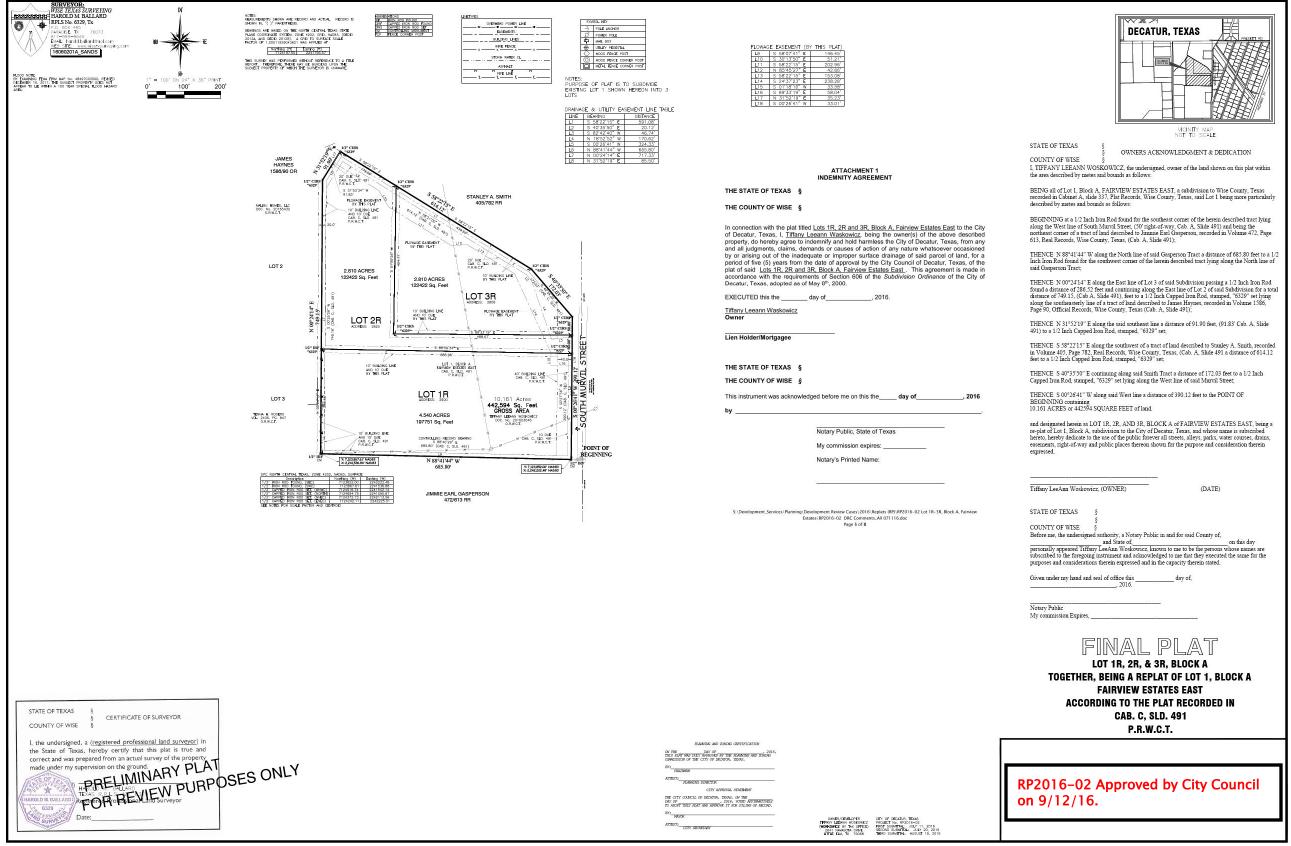


#### **LOCATION MAP**

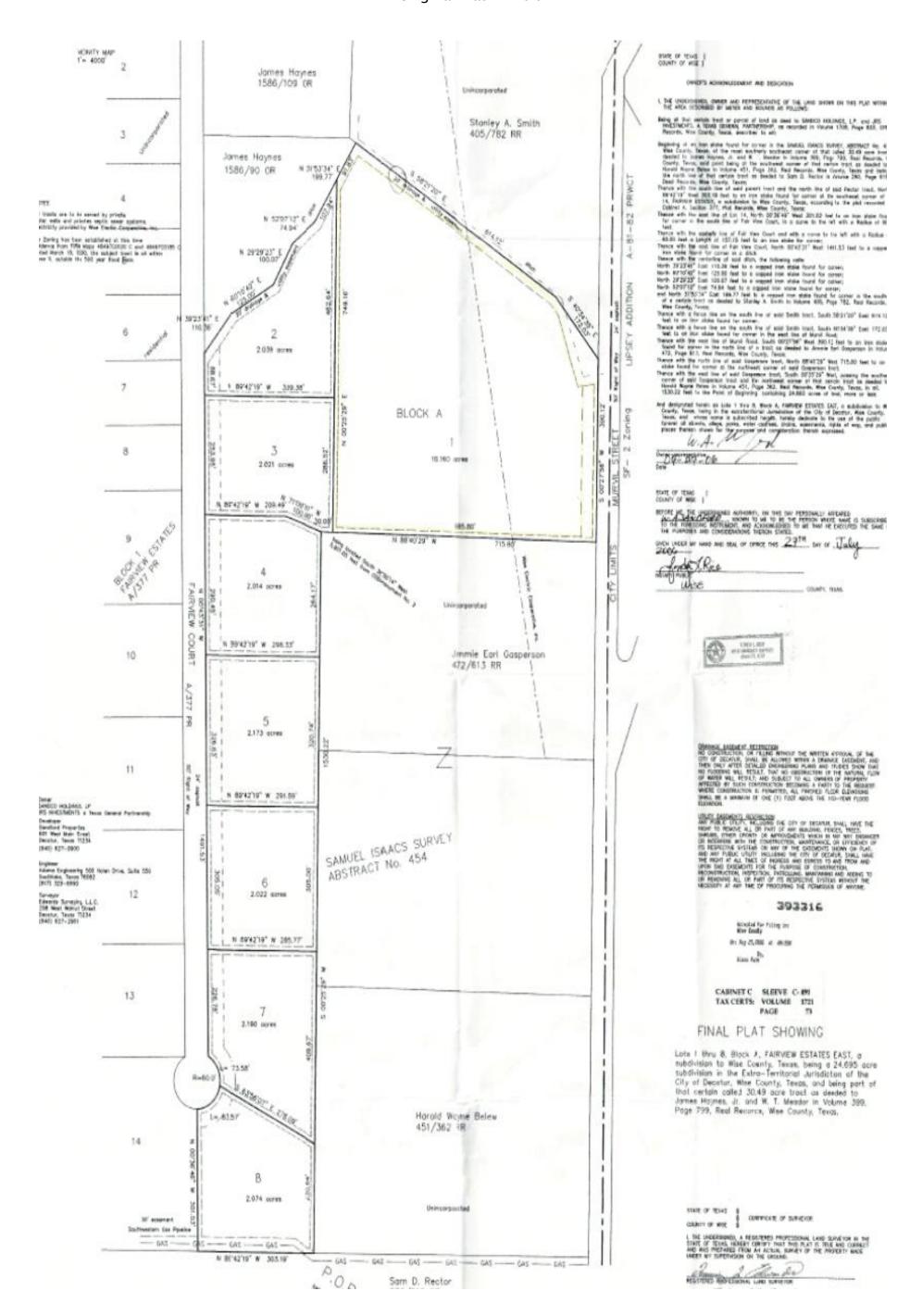
## Final Plat Exhibit



## Replat, Approved September 12, 2016



# Original Plat Exhibit



## STAFF REPORT

November 1, 2016 – Planning & Zoning Commission Meeting

TO: **Planning & Zoning Commissioners CASE:** PP2016-04

FROM: Dedra D. Ragland, AICP, Planning Director **APPLICANT: Cornerstone Baptist Church** 

**DATE: October 28, 2016 REQUEST: Preliminary Plat Application** 

#### **Case Notes:**

Hear staff report and consider taking action to make a recommendation to City Council regarding Preliminary Plat Application 2016-04—Pastor Ron Fox's request, on behalf of Cornerstone Baptist Church, to preliminary plat Lot 1, Block 1, Cornerstone Baptist Church Addition, being a 12.05-acre tract in the David Moses Survey, Abstract No. 537, Wise County, Texas. A complete legal description is found on the plat exhibit in the staff report.

## Legality:

This property can be legally platted in accordance with Section 212 of the Texas Local Government Code.

#### **Issues:**

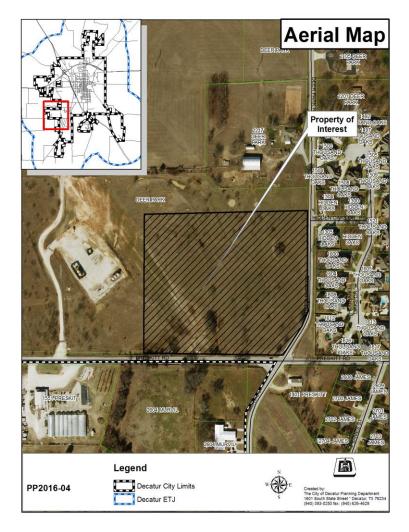
None.

#### **Recommendation:**

The plat meets the minimum requirements of the City of Decatur's Zoning Ordinance, Subdivision Regulations and the Design Standards. Staff recommends approval.

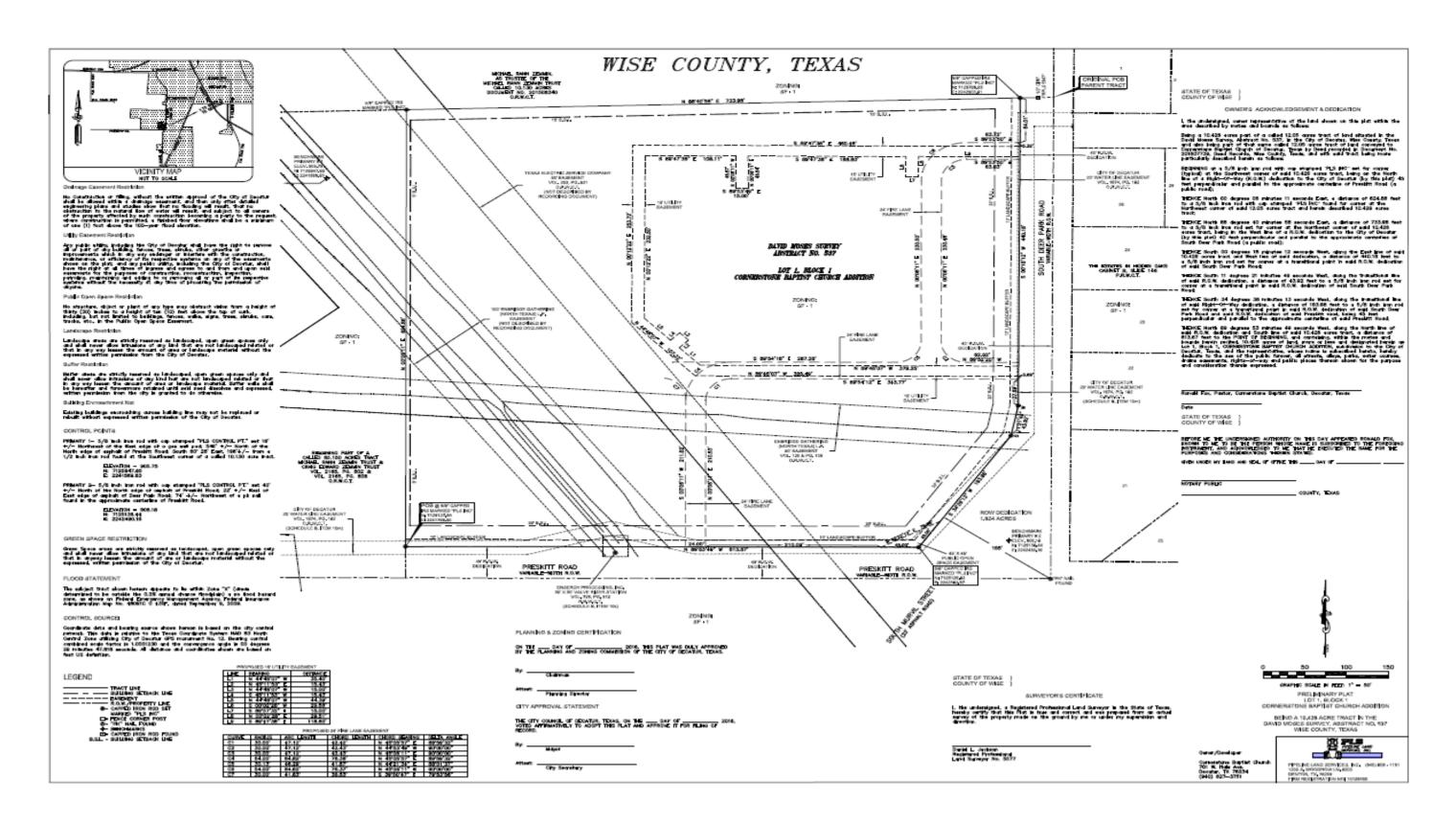
#### **Attachment:**

1. Preliminary Plat Exhibit



## **LOCATION MAP**

# Preliminary Plat Exhibit



# WISE COUNTY, TEXAS

#### PROPERTY DESCRIPTION

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#### UTILITY PROVIDERS

GAS - ATMOS EMERGY MID-TEX 1600 EAST CRAPTON ST HENRICITA, TX, 76366 (866) 322-8667

GAS - DEVON ENERGY CORPORATION 408 PARK WEST CT. DECATUR, TR. 76234

MARCHIC - GNOSH BLACTRIC SISTREPHON 2505 SOUTH HISHWAY 267 BOOKTUR, TX. 78234 (AND 827-4702 WAYLDWOOK, COM

GAS - ENLINE MOSTICAM 2501 OZDAR SPRINGS RD. \$100 DALLAS, TX. 79201 (214) 903-4000

GAS - EMBREGE PFELME 00. 2213 US-380 SECATUR, TK. 76234 (840) 827-8517

GAS - COMOCO PHELIPS 408 PARK WAST CT. DECATUR, TC. 19034 (SIR) 681-5748 WWW.COMOCOTHELIPS.COM

CAGLE - CENTERVINE 200 MONTH LINE ST. DECATUR, TX, 74024 (844) 627-0662 GAS - TARGA HONTH TEAMS UP 1475 PA2364 DECATUR, TX, 74034 (840) 626-2273

#### SCHEDULE BITTEM NOTES

THIS SUPPLY WAS PREPARED WITH THE SENIORT OF A CURRENT TITLE REPORT AS PROVIDED BY WELL COUNTY, TITLE COMPANY, REPORTAGED BY OF NO. 16-4709-DISL AND SENIORS AN EXPECTING DATE OF APRIL 25, 2016.

1.) HE SUBJECT PROPERTY SHOWN HEREIN APPEARS TO BE SUBJECT TO THE LONE STAR GAS OD., RIGHT-OF-WAY RECORDED IN VOLUME 120, PAGE 105, IN THE DEED RECORDS OF MISE COUNTY, TEAMS TO THE SUBJECT OF THE SUBJECTION'S INDUSTRIES. (Schedule II, Ham 104) (SLAWET)

2.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE TEXAS FORCE AND LIGHT OD, FRONT-OF-WAY RECORDED IN VOLUME 140, PAGE 505, IN THE DEED RECORDS OF MISE COUNTY, TEXAS TO THE DEST OF THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DEST OF THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DEST OF THE SUBJECT PROPERTY SHOWN HAD BELIES. (Sub-size 8, Ham 100, USF EXASSIBILITY THE SUBJECT PROPERTY SHOWN HAD BELIES. (Sub-size 8, Ham 100, USF EXASSIBILITY).

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5.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE NATURAL GAS PIPELINE CO. OF AMERICA SIGHT—OF—NAY SECONDED IN VOLUME 231, PAGE COS, IN THE DEED SECONDS OF MICE COUNTY, TEXAS TO THE SECT OF THE SUBJECTIONS SHOWLEDGE, INFORMATION AND DELET. (Schedule D, from 100) (SLAMET)

8.) THE SUBJECT PRODUCTY SHOWN HEIGHT APPEARS TO BE SUBJECT TO THE LINE STATICAS CO., MINITEDY—BAY RECORDED IN VOLUME 285, PAGE 563, IN THE DEED RECORDS OF MIR COUNTY, TEXAS TO THE REST OF THE SUBJECTION AND SELECT. (Schoolde 3, hour 105) (SLAMPET)

7.) THE MARKOT PROTECTIVE SHOWN HAPPEN DOES NOT APPEAR TO BE SERVET B

8.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE NOTE RESOLUTION, NO. FIGHT-OF-VANY RESOURCE IN VALUE SST, PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE SUBJECT STORAGE ST. PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE DEST OF THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, TEXAS TO THE SUBJECT ST PARE 124, IN THE CEEN RECORDS OF WIRE COUNTY, THE CEEN RECORDS O

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12.) THE SERVICE PROPERTY SHOWN HORSON APPEARS TO BE SERVICE TO THE SET OF THE SERVICE SECURITY EXCEPTION IN VALUE 1874, PAGE 182, IN THE OFFICIAL RECORDS OF WEEL COUNTY, TEXAS TO THE SERVICE PROPERTY AND RELECT. (STORAGE IS, New York)

14.) THE SAMECT PROPERTY SHOWS HERSON APPEARS TO BE SAMECT TO THE SEVEN ENGINE PRODUCTION COMPANY, ET AL HIGHT-OF-MAY PERCENCE IN VALUE 1955, PAGE 246, IN THE OFFICIAL RECORDS OF MISE COUNTY, TEXAS TO THE SAMECTOR'S KNOWLENG, INCREMENTAL AND RELEF. (Namedo 8, 16m; 10m)

15.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DEVIN ON AS SERVICES, L.P., MONT-IF-WAY RECORDED IN VILLAGE 1800, PAGE 467, IN THE STRICK RECORDED IF WISE COUNTY, TEXAS TO THE SECT OF THE SUPPLY SHOWNED BY PROPERTY SHOWNED AND RELEASE, BY 100, (SALANEST ST EXISTRATE).

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SUMMARY OF EASEMENTS, SERVITUDES, RIGHTS OF WAY,

ACCESS AND ASSOCIATED DOCUMENTS

1. Lane Star Gas Company Right-of-Way and Ecompani, recorded in Volume 120, Page 100, Deed Records, Was County, Texas.

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2. Tends Fower & Light Company Hight-of-May recorded in Volena 140, Page 205, Deed Records, Mass County, Tends.

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3. 55° Texas Electric Service Corepony Right-of-Way, recorded in Volume 203, Page 621, Seed Records, Mare County, Texas.

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6. Lape Stor Gas Company Right—of—Way and Equatoric recorded in Volume 216, Page 303, Good Records, Was County, Texas.

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5. Natural Gas Pipeline Company of America Right-of-Way and Octobring System Agreement recorded in Volume 221, Page 33, Deed Records, Wise Counts, Toron.

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6. Loss Star Gas Company Right-of-Way and Easement recorded in Volume 255, Page 553, Deed Records, Was County, Texas

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2, 100° Brazon Bertric Cooperative, incorporated Ecomment and Right of Way recorded in Volume 253, Page 577, Deel Records, Was County, Texas.

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Note Resources, Inc. Rights—of—Way, Essenset and printages for Physikes Essenset recorded in Volume 207, Page 124, Deed Records, Was County, Texas.
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S. Man County Telephone Company Might of May recorded in Volume 425, Page 342, Deed Records, New County, Tongs.

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10. Team Power & Light Company Right-of-Way recorded in Volume 3, Page 743, Red Property Records, Wise County, Texas.

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Courte Presents, by Right of Way recorded in Volume 755, Page 512, Real Property Records, May County, Texas.
 Document describes assument location on South line of subject treet, for Volve Riser Stellars, Volve there was heard at described location. This assument appears to affect the subject treet.

12. TOU Gas Company Externat and Hight-of-Way, recorded in Volume 1986, Page 60, Official Ferrota, Was County, Toron.

Doubted describes construct touties as Sucts the of empire that for Cathods Station N=40 on 50° LSP the, Appears to coming Votes New Assertant, Extent A new Count tops. This externat depoins to effect the empire that

13. 25" City of Decoby 1985's Essenant recorded in Volume 1874, Page 182, of the Official Records, Man County, Toron.

Document describes expensed location along East and South Pres of subject that for utilities. This expensed appears to effect the subject thank.

14. 25" Descr Energy Production Company and Bullegion Resources OI & Gas Company, LP Well Operation Exercent, recorded in Volume 1885, Page 346, Official Records, Mins County, Toron.

Descript dearlies experient leading that side of adjust that for specific of an electry wall fit leads maked underground these in this leader. This experient appears to effect the adjust that the adjust that the adjust the ad

Document does not describe experient location (blacket) but Describe in matching a well also on the West aids of subject tract. Oil locate market sudaryscent Describe in this location and dec market Edite. Militarysm lives in this location. This experient appears to effect the subject tract.

16. 30' Dibridge Gethering (North Texas) L.P. Pipeline Right-of-Way and Surface Facility Agreement, recorded in Volume 1864, Page 8782, of the Official Records, Nos County, Texas.

Construct describes ensemble bustine and a 10' by 10' atte and a 20' by 30' atte location, became to exhibiting a well after on the West side of adopt to the location, bits location, this ensemble business and also reached Drink Whitehold to the total the location. This ensemble business to be West of adopt the order of their the adopt their.

17. The Sakject property shows hereon has layous and Egrees to South Deer Pask Road and Prosifts Road. Both roads have variable—with by record, and appear to be maintained by the City of Decrine.

#### UTILITY WARNING

THE UNDERSTOON UTLITES SHOW HAVE SEEN LOCATED FROM FILE SERVEY REPORTATION AND LICENTRIES AS PROVIDED FROM TEXAS ONE CALL THE SUPPLYON MAKES NO GAMMATE THAT THE UNDERSTOON UTLITES IN THE AREA STROMM AS IN THE EAST, LICENTRIES HOURS NOT ARROUND THE SERVEY OF RUTTERS DOES NOT WARRANT THAT THE UNDERSTOON OF UTLITES AS STROMM AS IN THE EAST, LICENTRIES AND ATTRICKED THE LOCATED AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY AND ADDRESS OF THE PR

GENERAL NOTES

1.) ALL SEMENTS CONTAINED HEREIN ARE GREE, BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, MAD 83, HORTE CENTRAL ZONE (4202), DESIGNED FROM GPS COSSERVATIONS AND DESIGNED FROM AN ON-THE-GROUND SURVEY CONDUCTED BY ARTEL ZONE.

2.) ALL DISTRICTS AND AREAS OF THE SUBJECT TRACT SHOWN HEREIN ARE OND, SUFFACE VALUES ONN BE DEFINED BY USING A COMMISSION SCALE FACTOR OF GLORIBOSCHES.

2) WIT MOMINEALS BHOMS WE AGING, MEMS CONTROLLING MOMINEALS RISO IN THE LANT BOWGHAM MEMORITHM WE SHOWN HEAGUS

4.) THE SUBJECT TRAIT SHOWN RESERVE APPEARS TO LE WITHIN ZONE "X" (AMEAS DETERMENT TO SE OUTSIDE THE 0.2% AMMAL CHANCE PLOCOPLAN) A NO PLOCO HAZARD ZONE, AS SHOWN ON PEDERAL EMERGENCY MANAGEMENT AGENCY, PEDERAL INSURANCE ADMINISTRATION MAY NO. 4600HG O 4305. DATE: SETTEMBER 0, 2000.

#### ZONING

THE SUBJECT TRACT IS LOCATED WHITE THE CITY UNITS OF OCCUPANT, TOACS AND ACCORDING TO THE COSE OF OCCUPANTS OF THE CITY OF DECATOR, TEXAS ACCORDING THE STORE PARTY RESIDENTIAL AS REPORTED TO IN SECTION 5.1.2 SF-1, SHIPE-Finity Residented During AND HAS THE PELLOWING RESIDENTIAL.

MAXIMUM HIGHT Two disk disc-malf (SS) startes (see 7.1.70. Height Regulations for additional height regularisette).

Minimum Proof Yard Self-adx 30:

Minkson, Sine York Sathaux S' or ten parcent (1005) of the lot wide, but but to exceed 15:.

Whitnum Rear Yord Settleck 15:

Minuser left Area. One—Finish breaking Delatures. One—earl (50) ears (bestly—are theseast earns extend eligiby (21,780) estate feet)

Minimum Let With: Con-Parity Dwelling Detached: One hundred feet (100). Minimum Let Depth: Con-Parity Dwelling Detached: One headed feet (100).

Minimum Roor Area per Dealing Unit: Fifteen Numbrel (1,500) equate that.

Maximum Lift Coverage: Teachy-five percent (2010), probating prain Structure and Accountry Makimus.

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SHEET 2 OF 2

#### STAFF REPORT

November 1, 2016 - Planning & Zoning Commission Meeting

TO: **CASE: Planning & Zoning Commissioners** FP2016-05

FROM: Dedra D. Ragland, AICP, Planning Director **APPLICANT: Cornerstone Baptist Church** 

**DATE: October 28, 2016 Final Plat Application REQUEST:** 

#### Case Notes:

Hear staff report and consider taking action to make a recommendation to City Council regarding Final Plat Application 2016-05—Pastor Ron Fox's request, on behalf of Cornerstone Baptist Church, to final plat Lot 1, Block 1, Cornerstone Baptist Church Addition, being a 12.05-acre tract in the David Moses Survey, Abstract No. 537, Wise County, Texas. A complete legal description is found on the plat exhibit in the staff report.

## Legality:

This property can be legally platted in accordance with Section 212 of the Texas Local Government Code.

#### **Issues:**

None.

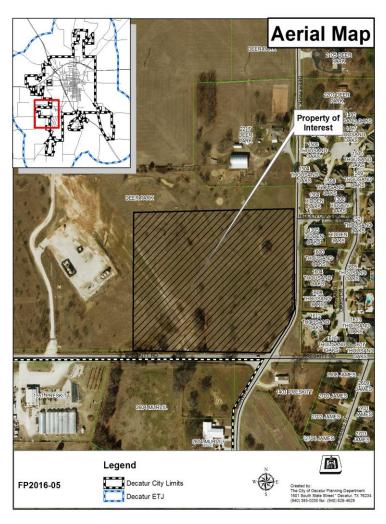
#### **Recommendation:**

The plat meets the minimum requirements of the City of Decatur's Zoning Ordinance, Subdivision Regulations and the Design Standards. Staff recommends approval.

#### **Attachment:**

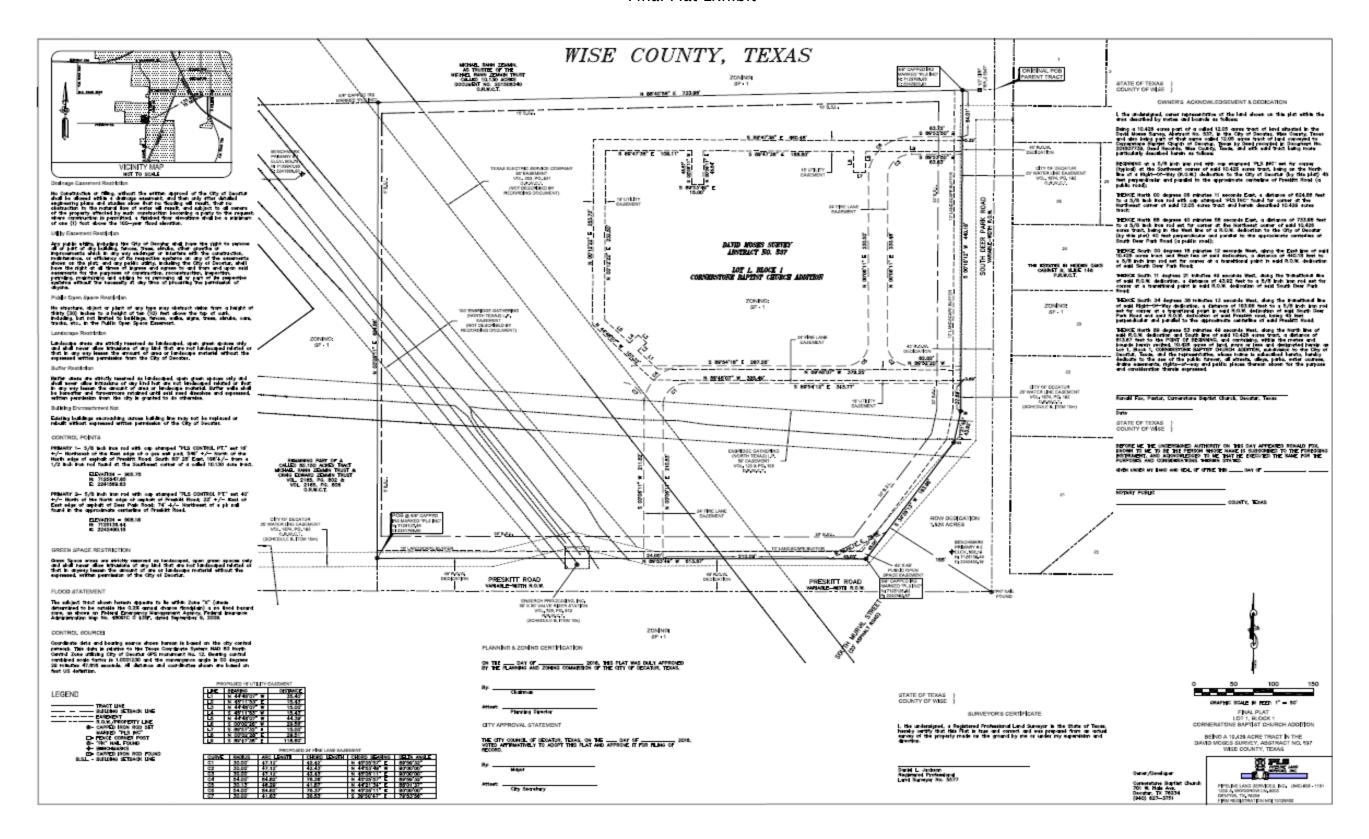
1. Final Plat Exhibit

2.



#### **LOCATION MAP**

#### Final Plat Exhibit



# WISE COUNTY. TEXAS

#### PROPERTY DESCRIPTION

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THENCE South 00 degrees to whether 12 securies West (collect South 00 degrees 10 minutes 34 securies West by Dead) along the common Cost has at each 12.05 some treat and end Dear Park Road, a declarate of 600.04 feet to the POINT OF INCOMPAN, and containing, within the points partle project, 12.05 some (104.040 agrees of 600.04 feet to the POINT OF

#### UTILITY PROVIDERS

GAS - DEVON ENERGY COMPONATO 408 PARK MEST CT. DECATOR, To 76234

MARCYSC — OROSE BACTER DETERMINEN 2505 50/TE HEHRAY 207 BEOATUR, TV. 79234 (940) 627-4102 WWW.GNCOR.COM

SAS — ENLINE MOSTICAM 2501 CEDAR SPRINGS NO. 4100 DALLAS, TX. 79201 (214) 953—9500

GAS - ENERGISE PERLINE CO. 00006 PPELME 00. 2213 US-380 DECATUR, TK. 76234 (840) 827-8517

GAS - COMOCO PHILIPS 408 PARK WIST CT. DECATUR, TX. 76234

CABLE - CONTURVENE 200 MONTH LANE ST. DECATUR, TH. 76234 (940) 627-0062 GAS - TARGA HORTH TIDAS UP

#### SCHEDULE BITTEM NOTES.

THIS SURVEY WAS PREPARED WITH THE REPORT OF A CURRENT TITLE REPORT AS PROVIDED BY WELL COMPANY, REFERENCED BY OF MO. 15-47709-DRI. AND REPORTS DATE OF APPEL 25, 2016. 1.) HE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE LONE STAR GAS OD, RIGHT-OF-WAY RESONDED IN VOLUME 120, PAGE 105, IN THE DEED RECORDS OF MISE COUNTY, TEARS TO THE DEST OF THE SUBNEYOR'S INDUSTRIAL AND BELEE. (Schoolde it has 10cl oblight).

2.) The distance managemy show registed bods not appear to at distance to her team forces and such to ... Rent-or-way recorded in volume 140, PAGE 505, IN THE DEED RECORDS OF MEE COUNTY, EDAG TO THE DEED TO THE DEED TO THE DISTANCE AND THE DEED TO THE DEED T 3.) THE SUBJECT PROTESTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE EDIAS ELECTRIC SERVICE OD, RIGHT-OF-WAY RECORDED IN VOLUME 203, PARE 621, IN THE 6220 RECORDS OF MICE COUNTY, TEXAS TO THE 621T OF THE SURVEYOR'S INCOMEDIAL, INCOMEDIA

4.) THE SUMEST PROPERTY SHOWN HEREIN APPEARS TO BE SUMEST TO THE LINE STAR GAS CO., WHIT-IP-WAY RECORDED IN VOLUME 218, PARE 305, IN THE SEED RECORDS OF WAS COUNTY, TEAMS TO THE SURVEYOR'S INCOMEDIAL, INFORMATION AND BELLET. (Schoolde 3: Here 1001 (BLADET)

5.) THE SUBJECT PROTESTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE NATURAL CAS PRELINE CO. OF AMERICA SIGNET-OF-MAY RECORDED IN VALUE 201, PAGE COS, IN THE DEED RECORDS OF MISE COMMY, TEXAS TO THE REST OF THE SUBJECTIONS MODIFIED AND DELETE, (Schoolable D, Item 100) (SLAMET). 6.) THE SUBJECT PROPERTY SHOWN HEIGHT AFFECTS TO BE SUBJECT TO THE LINE STAR CAS CO., INSHT-IT-WAY PECONOGIS IN VOLUME 255, PAGE 565, IN THE DEED RECORDS OF MICE COUNTY, TEXAS TO THE REST OF THE SUBJECT OF THE SUBJEC

7.) THE MARKET PROPERTY SHOWN HEREIN DOES NOT APPEAR TO BE SUBJECT TO THE 100" SHADIS ELECTRIC COOPERATIVE, INC., FIRST-OF-WAY RECORDED IN VILIABE 2003, PARE 577, IN THE DEED RECORDS OF WIRE COMMITS, TEARS TO THE DEED OF THE SUBJECTIONS INVOLVED, INFORMATION AND RELECT. (Schoolde 3), Inc. [6]. 8.) THE RIBERT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE NOTE RESOURCE, INC., RIGHT-OF-WAY RESOURCE IN VALUE SIX, PAIR 104, IN THE RESO RECORDS OF MIC COUNTY, TEXAS TO THE REST OF THE SUBJECTIONS REPORTED IN VALUE SIX, PAIR 104, IN THE RESOURCE OF MIC COUNTY, TEXAS TO THE REST OF THE SUBJECTIONS REPORTED IN VALUE SIX, PAIR 104, IN THE RESOURCE OF MICE COUNTY, TEXAS TO THE REST OF THE SUBJECTIONS REPORTED IN VALUE SIX, PAIR 104, IN THE REST OF THE REST O

8.) THE MANUST PROPERTY SHAWN HEREIN APPEARS TO BE MANUST TO THE MIX COUNTY TELEPHONE CO., MART-SP-WAY PECONDED IN VOLUME 428, PAGE 343, IN THE GED RECORDS OF MIXE COUNTY, TEXAS TO THE REST OF THE SURFECTIONS SHOWLEDGE, MICROARDINAN AND BELEZ. (64-4-46-16, Days 10)

16) THE SUBJECT PROPERTY SHAWN RESIDENCE HOT APPEAR TO BE SUBJECT TO THE TEXAS FORCE & LIGHT CO., ANATH-OF-MAY RECORDED IN VOLUME 3, PAGE TAS, IN THE REAL RECORDS OF WISE COUNTY, TEXAS TO THE BEST OF THE SUBJECTION SHOWING AND PRICE. (Schools in New 100.) 11.) OMITED BY THE CONPANY, (Separate S. Fare 106)

13) THE SHAREST PROPERTY SHOWN EXISTS APPEARS TO BE SHAREST TO THE THE ONE COMPANY MIGHT-OF-MAY RECORDED IN VALUE 1988, PAGE 80, IN THE OFFICIAL SECRETS OF MIC COUNTY, TEXAS TO THE SHAT OF THE SHARESTONE PROPERTY AND SHAREST SHARE

12.) THE SERBECT PROPERTY SHOWN HERSON APPEARS TO BE SERBECT TO THE SET OFF OF SECURISH UTILITY EAGERST RECORDED IN VOLUME 1814, PAGE 182, IN THE OFFICIAL RECORDE OF WEST COUNTY, TEAMS TO THE SERVICYON'S PROPERTY AND PRESENT OF THE SERVICYON'S PROPERTY AND PROPERTY OF THE SERVICYON'S PROPERTY AND PROPERTY 14) THE SERVET PROPERTY SHOWN HERSON APPEARS TO BE SERVET TO THE GENER DESIGN PRODUCTION COMPANY, ET AL MOST-OF-WAY RECORDS IN VALUE 1885, PAGE 346, IN THE OFFICIAL RECORDS OF MISE COUNTY, TEXAS TO THE RESTOR OF THE SERVET PROPERTY PROPE

15.) THE SERECT PROPERTY SHOWN HEIGHT APPEARS TO BE SERECT TO THE SERVICES, L.P., RIGHT-ST-WAY RECORDED IN VILINE 1885, PAGE 487, IN THE GETCHAL RECORDED OF WELL COUNTY, TEAMS TO THE SERVICES ARROWADES, REPORTATION AND SELECT, Commander 8, News 10th Columns of Selections of Selections and Selection (Selection Selection). 16) THE SELECT PROPERTY SHOW REGION DOES NOT APPEAR TO BE SELECT TO THE DESIGNATION OF APPEAR OF SELECT PROPERTY SHOW REGIONS IN WILLIAM THAT APPEAR ARE, IN THE OFFICE APPEAR AND APPEAR ARE ARE AN APPEAR AND A SUMMARY OF EASEMENTS, SERVITUDES, RIGHTS OF WAY,

ACCESS AND ASSOCIATED DOCUMENTS

1. Lame Ster Gas Company Hight-of-Way and Essenser, recorded in Volume 120, Page 100, Deed Records, Wen County, Texas.

Surbst comment (refers to 203 come parent treat)
The surveys before these lines may be seried by Atmos or Estelday now as there are 3 separate Atmos lines and 3 separate Entrings pipelines around the property from Presists Soud Horistonian excess making property as incubed by
All locates, delicits then the greater to be entirely as the contract of the contract of

2. Tune Power & Light Company Hight-of-Way recorded in Volence 140, Page 205, Deed Records, Man County, Tenas.

Construct describes assument location on mod reasing from North to South and West of subject treat. The nurseper believes this Right—of—May does not affect the subject treat.

3. 55' Taxan Electric Sarvice Coregony Right-of-Way, recorded in Volume 203, Page 621, Seed Records, Mar County, Taxan

Courset describes bordion on origina 224.6 some treat when cared by the Roma.
The number believes this Midd-of-May contains the high voltage electric treatments lines crossing from Presidit Road Hartheant carees subject treat. Subject frost appears to be effected.

6. Lone Stay Gas Company Night-of-Way and Exemper's recorded in Yolgen 216, Page 303, Good Records, Was County, Toron.

Construct describes blanket consecut on original SSAS carse than certain when certain by the Resea.

The surveysr believes these these these than they is certain by Atmos or Editings new on their one 3 separate Atmos lines and 3 separate Editings pipelines crossing the property from President Road Northwest cursos subject property on located by 611 locates. Subject twick appears to be effected.

5. Natural Gas Pipeline Company of America Right-of-Way and Orthodog System Agreement recorded in Volume 221, Page 33, Deed Records, Wise County, Toron.

Construct dearthus essented toution on cripins 234.0 about that when curved by the Rober but had of adjust properly. The adversar belows this hardward does not offer the adjust treat.

6. Lose Star Gas Company Right-of-Way and Easement recorded in Yokane 255, Page 553, Deed Records, May County, Texas.

December describes blacket conserved location on original 2245 agrees front when council by the Barges.
The agreemy befores these lines have branged by Athene or Chicking can be those and 3 separate Chicking pipelines assembly the property from President Road Markhoust agrees making front as located by \$11 lines. Solid from the Athene.

7, 100° Brazon Bertric Cooperative, Incorporated Ecomment and Right-of-Way recorded in Volume 293, Page 677, Deet Records, Wes County, Texas.

Document describes assessed bookies on original 2016 some book when careed by the Rowse but Mile assessed near from East to Milet and in North of the current majorit book and does not expert to offer the autignit break.

6. Note Resources, Inc. Rights-of-May, Casement and printages for Physike Casement recorded in Volume 207, Page 124, Deed Records, Was County, Texas. Document describes asserted location West of the subject treat and does not appear to affect the subject treat.

S. Man County Telephone Company Hight-of-May recorded in Volume 425, Page 342, Dand Records, Non County, Toron

Contract postly describes essented hourists as east side of original 2018 came that when careed by the finance profile with a face on the first side of Dear Path Read. The decorated describes on endoarpart of the Path Read in this location. The surround colds from first one to the side of the first side of Dear Path Read in this location. The surround colds from first one of the side of the first side of Dear Path Read in this location. The surround colds from first one of the side of the side of the first side of Dear Path Read in this location. The surround pages to office the subject two.

10. Team Power & Light Company Right-of-Way recorded in Volume 3, Page 743, Real Property Records, Wee County, Texas.

Construct describes assembly brother on crising 2016 were front when seven by the Region of the crising Melbrook copies for a 20 front brig gap winter experience and does not appear to effect the explicit broth

11. Crearch Processing, by Ridel of War recorded in Volume 195, Page 512, Rad Property Records, Non-Courts, Toron.

Document, describes assument location on South line of publict brack for Valve Floor Station, Valve (for was found at described location. This assument governs to effect the subject track

12. TOJ des Company Essenant and Right-of-May recorded in Volume 1966. Place 80. Offsid Records, Was County Towns

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13. 25° Give at December 1995's Economic recorded in Volume 1824, From 182, of the Official Records, Was County, Texas. Constant dearlies constant location along East and South Bree of exhibit that the utilities. This constant appears to effect the exhibit that.

14. 25' Description Company and Religious Resignors Of & Gas Company, LP Well Company, presented in Volume 1985, Page 346, Official Records, Was County, Toronto.

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15. 27 Deep Car Springs, LP, Hight-of-Way and Engagest, recorded in Volgres 1885, Page 487, O'Kida Records, Was Cought, Toron.

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16. 30' Existing Gethering (North Tona) L.P. Pipeline Right-of-Way and Surface Facility Agreement, recorded in Volume 1864, Page 675, of the Official Records, Nas County, Tonas

Southest describes executed burgles and at 50 by 50 sets and a 50 by 50 sets and a 50 by 50 sets burgles become burgles and at the burgles and at

17. The Sablect property shows hereon has layers and Egress and Egress to South Deer Pook Road and Prodift Road. Both roads have variable-width by record, and appear to be maintained by the City of Decrino

THE INDERSPONDS UTLITES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY REPORTATION AND LICENTRIES AS PROVIDED FROM TEXAS ONE CALL. THE SURVEYOR MARIES NO GLARANTEE THAT THE UNDERSPONDS OFFICE ALL.
SUCH STATES IN THE AREA, ETHER IN SERVICE ON ADMINISTER. THE SURVEYOR FUTTHER DOES NOT WARRANT THAT THE UNDERSPONDS OFFICERS AS SHOWN ARE IN THE EXAMPLE OF ADMINISTRATION AND CONTINUED FOR CONTINUED FOR STATES AS SHOWN ARE IN THE EXAMPLE OF ADMINISTRATION AND CONTINUED FOR CONTINUED FOR CONTINUED FOR STATES AS SHOWN ARE IN THE EXAMPLE OF ADMINISTRATION AND CONTINUED FOR CONTINUED FOR CONTINUED FOR STATES AS SHOWN ARE IN THE EXAMPLE OF ADMINISTRATION AND CONTINUED FOR CONTINUED

#### GENERAL NOTES

1.) ALL BEARHAS CONTAINED HENCH ARE GREE, BASED ON THE TENAS STATE PLANE COGROBATES SYSTEM, NAD 83, HORTE CENTRAL ZONE (4500), DERIVED FROM GPS COSSERVATIONS AND DERIVED FROM AN ON-THE-GROUND SURVEY COMMUNITED HE APPEL 2016.

2.) ALL DETWICES AND WEAR OF THE SUBJECT TRACT SHOWN HEREIN ARE ONE, SUFFACE VALUES CAN BE DEFINED BY USING A COMBINED SCALE FACTOR OF COMBINEDS

2) ALL MONTHARTS SHOWN AS "YOUNG, ASAS CONLECTING ROWTHARTS THEN IN JACKHOWAY SERVICION WE SHOW HEADER.

4.) HE SUBERT THAT SHOWN BEECK APPEARS TO LE WITH ZORE "Y" (APEA DETENDED TO BE OUTSICE THE OLDS ANNUAL CHARGE PLOCOPLAN) A HO PLOCO HAZARD ZORE, AS SECON ON PERSONAL EMPRESSAY WARMADINET ACCOUNT, PERSONAL PROPERTY AND ASSESSED OF THE OLD ASSESSE

THE SUBJECT TRACT IS LOCATED WHEN THE CITY LIGHTS OF SCIONER, TEACH AND ADDRESSES TO THE COST OF ORDERINGS OF THE CITY OF SCIONER, TEACH AGONT TO, 1986 IT IS SOMED "SE-IF" SHALL FAMILY RESIDENTIAL AS RESIDENCE TO IN SECTION 5.1.2 SF-I, SINGLE-Family Residence During AND HIS TELLIHOON RESIDENTIAL AS

MANNUM HERIT Too one over-not (SS) storbs (see 7.1.10. Helpf: Reputition for addition helpf: regiments)

Minimum Dood Vand Sathada 301

Minimum Site View Settless St or ten percent (1000) of the lot width, but but to exceed 15

Whitney Rear Yard Settleck 15t.

Whiten let Area One-Parky Decking Delaters: One-earl (II) area (benefit-the Deckins seem subtree eighty (21,780) expire feet

Minimum Lot Widte Goo-Parity Dealing Debathed: Goo Injuried feet (100)

Minimum Let Depth: One-Panily Dwelling Detached: One handred fast (100)

Minimum Roor Area per Dealing Unit: Fifteen hundred (1,500) equate feet.

Manipuge Lab Coverage: Temply-five percept (2000), including proje Stravbyre and Accessory Buildings.

IT IS NOT REPORTED FOR THE CONTROL OF THE CONTROL O

ALTA / NSPS LAND TITLE SURVEY 20 miles m PPELNELAND SEWICES, NO. (840)408-119 1205 A, WOODPHOW LM, 8200 DENTON, TX, NOSH PPEN RESIDENTION HOT TO SENSE

SHEET 2 OF 2